



Aldringham Mews, Felixstowe, IP11 2YT

welcome to

Aldringham Mews, Felixstowe

Offered with NO ONWARD CHAIN, this well-presented, two bedroom terraced home benefits from a garage, driveway parking, an enclosed rear garden and spacious lounge/diner. An ideal first-time purchase or investment opportunity in a popular Felixstowe location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Wood-effect flooring and radiator.

Kitchen

Double glazed window to the front, a range of cream wall and base units with stone-effect worktops, tiled splashbacks, a stainless steel one and a half bowl sink with drainer and chrome mixer tap, space for washing machine, fridge, freezer and cooker. a fitted extractor hood and tiled effect flooring.

Lounge/Dining Room

Double glazed window, a door to the rear garden, wood-effect flooring, radiator, TV point, an understairs storage space, stairs to the first floor and ample space for both living and dining furniture.

First Floor Landing

Carpet flooring and loft access.

Master Bedroom

Double glazed window to the rear, carpet flooring, radiator and fitted shelving.

Bedroom Two

Double glazed window to the front, carpet flooring and radiator.

Bathroom

Double glazed obscured window to the front, low-level WC, pedestal wash hand basin, a panel bath with shower over, partly tiled walls, an airing cupboard housing the boiler. marble-effect flooring and extractor fan.

Outside:

Front Garden

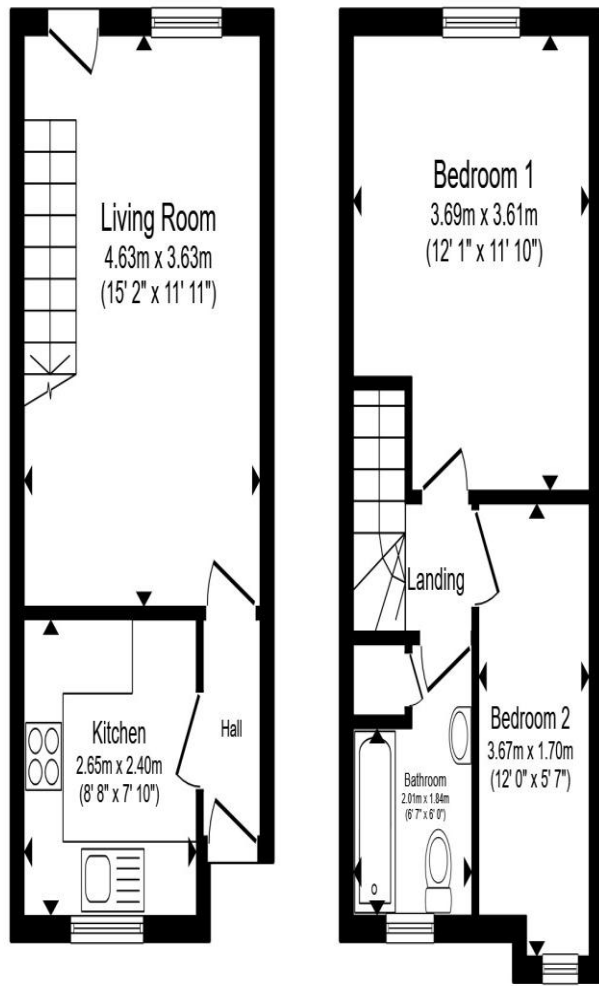
Predominantly laid to lawn with pathway leading to the front door.

Rear Garden

A fully enclosed rear garden featuring a patio seating area, lawned area, outside tap and a rear gate providing access, via a passageway, to the separate garage.

Garage & Parking

Single garage located in a nearby block with up-and-over door, a driveway parking space, situated directly in front of the garage.



Ground Floor

First Floor

Total floor area 51.4 m² (554 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Aldringham Mews,
Felixstowe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Two bedrooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price
£150,000



view this property online williamhbrown.co.uk/Property/IPS121928



Property Ref:
IPS121928 - 0004

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